

A U S T I N C I T Y C O U N C I L

# AGENDA



Thursday, November 16, 2006

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**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 76

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**Subject:** C14H-06-0030 – Farquhar-Schriber House-Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1207 E. Live Oak Street (Blunn Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to family residence-historic-neighborhood plan (SF-3-H-NP) combining district zoning. Staff Recommendation: To grant family residence-historic-neighborhood plan (SF-3-H-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant family residence-historic-neighborhood plan (SF-3-H-NP) combining district zoning. Planning Commission recommendation: To be reviewed on November 14, 2006. Applicant: Historic Landmark Commission. Agent. Neighborhood Planning and Zoning Department. City Staff: Steve Sadowsky, 974-6454

**Additional Backup Material**

(click to open)

Staff\_Report

**For More Information:**

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-06-0030

**HLC DATE:**

August 28, 2006

September 25, 2006

**PC DATE:**

October 24, 2006

November 14, 2006

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Farquhar-Scriber House

**WATERSHED:** Blunn Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 1207 E. Live Oak Street

**ZONING FROM:** SF-3-NP

**TO:** SF-3-H-NP

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from single family, neighborhood plan (SF-3-NP) district to single family neighborhood plan – Historic (SF-3-H-NP) combining district zoning.

**HISTORIC LANDMARK COMMISSION ACTION:** August 28, 2006: Initiated a historic zoning case. September 25, 2006: Recommended a zoning change from single family, neighborhood plan (SF-3-NP) district to single family neighborhood plan – Historic (SF-3-H-NP) combining district zoning. Vote: 8-0 (Hansen absent).

**PLANNING COMMISSION ACTION:** October 24, 2006: Postponed to November 14, 2006 at the property owner's request.

**DEPARTMENT COMMENTS:** The Farquhar-Scriber House was outside the bounds of the Comprehensive Cultural Resources Survey (1984).

**CITY COUNCIL DATE:** November 16, 2006

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** South River City Neighborhood Association

**BASIS FOR RECOMMENDATION:**

The ca 1923 Farquhar-Scriber House is architecturally significant as an excellent example of a transitional house of the early 1920s, and for its associations with Olin and Ottie Farquhar, who were associated with the Kuntz-Sternenberg Lumber Company, and ran the City View Electric Hatchery on this property, and with Arthur Scriber, the district chief of the Austin Fire Department from 1947 to 1974.

### **Architecture:**

One-story rectangular-plan hipped-roof frame cottage with a full-width wraparound porch.

The house is an excellent example of a transitional house in Austin. "Transitional" houses were popular in the 1910s and early 1920s, representing the phase in styles from vernacular Victorian wing-and-gable houses to the bungalows of the 1920s. Earlier Victorian houses were noted for their decorative excess – even modest vernacular houses sported spindlework on the porch frieze, a variety of window types, and cutaway corners on the projecting gable. Transitional houses simplified the degree of ornamentation on the house, although many maintained the essential forms and layouts of Victorian folk houses. The Farquhar-Schriber House recalls early 20<sup>th</sup> century farm houses with a generous and wraparound porch and simplicity of style and decoration. In fact, the house was located on the very outskirts of Austin when it was built; the earliest owners ran a hatchery on the site, and the next house southeast was a dairy farm.

### **Historical Associations**

The house was built in a rural area southeast of downtown Austin around 1923 for Olin and Ottie Farquhar. Olin Davis Farquhar (1883-1956) lived as a young man in La Grange, Texas. The 1900 U.S. Census shows him as the stepson of an F. Wagner, a railroad agent. Olin was working as a railroad clerk in Austin by 1917, when he registered for the draft. He married Ottie Heath (1888-1956), and lived at 800 Patterson Street before moving into this house in 1923. According to the 1924 city directory, Olin was working as a book-keeper for the Austin Statesman. By 1927, he was working as a book-keeper for the Kuntz-Sternenberg Lumber Company, a position he held for as long as he lived in this house – his sister Edna had married F.W. Sternenberg, one of the principals of the company. The 1930 U.S. Census reveals how rural this area remained – next to the Farquhars was a dairy owned by Ralph G. Klunkert, and the 1929 directory shows that Ottie Farquhar was operating the City View Electric Hatchery, a business they maintained until around 1941, while Olin continued to work for the lumber company. The 1930 U.S. Census also shows that the property was worth \$10,000, and that the Farquhars had a daughter, Blancedna, born in 1920. The Farquhars moved to 4403 Duval Street between 1942 and 1945 – Ottie died there in January, 1956, and Olin died while visiting Blancedna (Mrs. M. L. Burr) in San Antonio in April of the same year.

The next owners were Arthur (1909-1990) and Leora Shriber, who moved here from 900 Bouldin Avenue. Schriber was a fireman (the 1930 U.S. Census lists him as a city fireman, lodging in a house on Wichita Street), then became district chief for the fire department around 1947, a position he held until the early 1970s, when he retired. Local tradition has it that Arthur Schriber donated the land for Crockett High School. The street adjacent to the house on the east is named for Schriber.

**PARCEL NO.** 03040210220000

**DEED RECORD:** Unknown

**LEGAL DESCRIPTION:** 127 x 193 feet (average), Abstract 24, Del Valle Survey

**ANNUAL TAX ABATEMENT:**

\$4,605 (owner-occupied); city portion: \$1,119  
\$2,316 (income producing); city portion: \$551

**APPRAISED VALUE:** \$340,270

**PRESENT USE:** Residence

**CONDITION:** Excellent

**PRESENT OWNER**

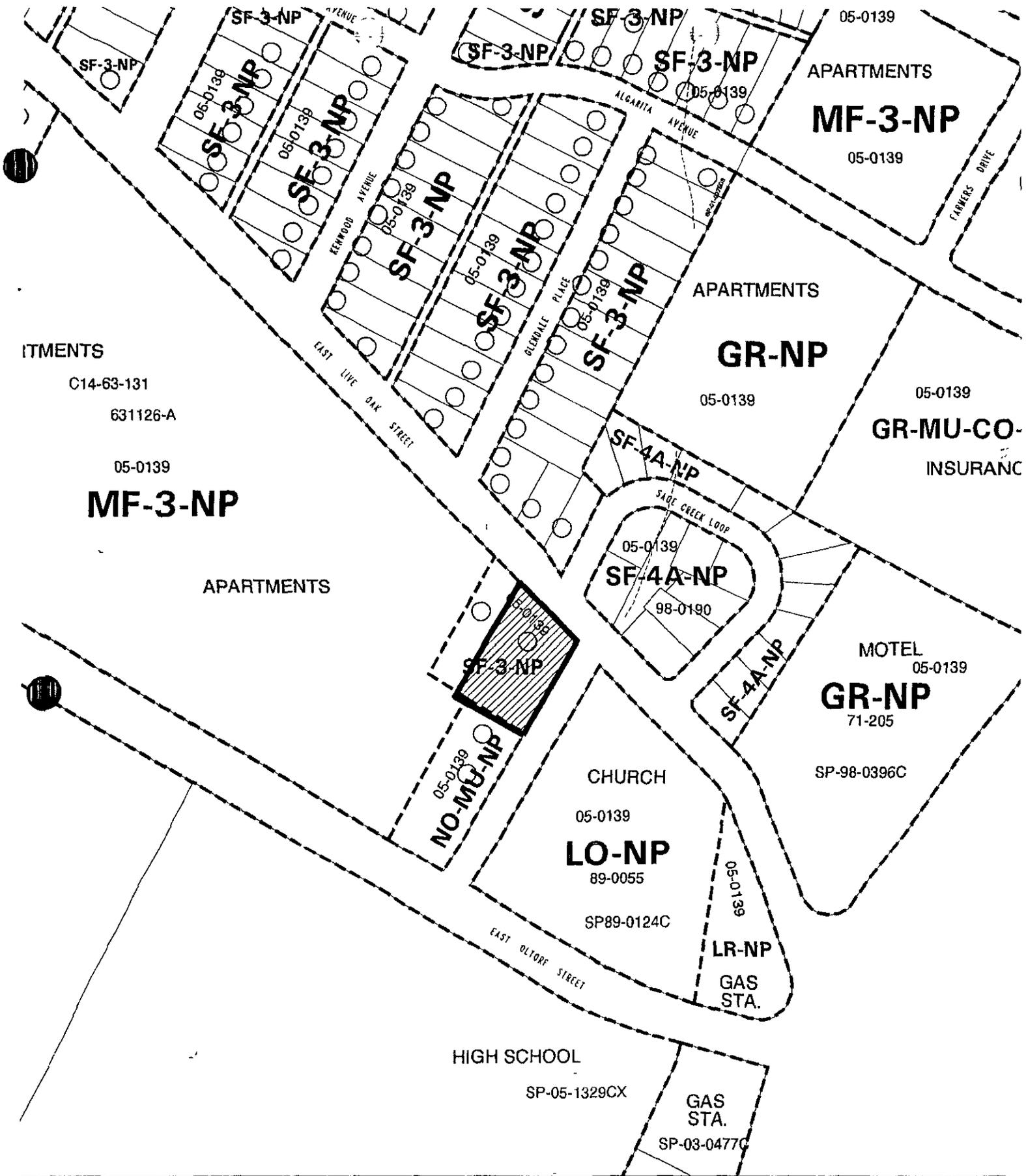
Tim Karis  
Sirak, LLC  
P.O. Box 675877  
Rancho Santa Fe, California 92067

**DATE BUILT:** ca. 1923

**ALTERATIONS/ADDITIONS:** None apparent.

**ORIGINAL OWNER(S):** Olin D. and Oattie Farquhar (1923)

**OTHER HISTORICAL DESIGNATIONS:** None



ITMENTS

C14-63-131  
631126-A  
05-0139

**MF-3-NP**

APARTMENTS

APARTMENTS  
**MF-3-NP**  
05-0139

APARTMENTS

**GR-NP**  
05-0139

05-0139  
**GR-MU-CO-**  
INSURANC

**SF-3-NP**

**NO-MU-CO**  
05-0139

**SF-4A-NP**  
05-0139  
98-0190

**SF-4A-NP**

MOTEL  
05-0139

**GR-NP**  
71-205

SP-98-0396C

CHURCH

05-0139

**LO-NP**  
89-0055

SP89-0124C

**LR-NP**

GAS  
STA.

HIGH SCHOOL

SP-05-1329CX

GAS  
STA.

SP-03-0477C

	SUBJECT TRACT	<b>HISTORICAL DEMOLITION PERMIT</b> <b>CASE #: HDP-06-0391</b> ADDRESS: 1207 E LIVE OAK ST SUBJECT AREA (acres). N/A	DATE 06-08 INTLS SM	CITY GRID REFERENCE NUMBER J19
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR S. SADOWSKY			



1207 E. Live Oak Street  
ca. 1923

## OCCUPANCY HISTORY 1207 E. Live Oak Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
August, 2006

- |         |  |
|---------|--|
| 1976    | Arthur F. and Leora Schriber, owners<br>Retired  |
| 1972    | Arthur F. and Leora Schriber, owners<br>District chief, City Fire Department   |
| 1968    | Arthur F. and Leora Schriber, owners<br>District chief, City Fire Department   |
| 1964    | Arthur F. and Leora Schriber, owners<br>District chief, City Fire Department<br>Also listed is Annette Schriber, the widow of Frank Schriber; no<br>occupation given.  |
| 1961    | Arthur F. and Leora Schriber, owners<br>District chief, City Fire Department<br>Also listed is William T. Schriber, a student  |
| 1958    | Arthur F. and Leora Schriber, owners<br>District chief, City Fire Department   |
| 1955    | Arthur F. and Leora Schriber, owners<br>District chief, City Fire Department   |
| 1952    | Arthur F. and Leora Schriber, owners<br>District chief, City Fire Department   |
| 1949    | Arthur F. and Leora Schriber, owners<br>District chief, City Fire Department   |
| 1947    | Arthur F. and Leora Schriber, owners<br>District chief, City Fire Department   |
| 1944-45 | Arthur F. and Leora Schriber, owners<br>Fireman  |
| 1942    | Olin D. and Ottie Farquhar, owners<br>Book-keeper, Kuntz-Sternenberg Lumber Company<br>NOTE Arthur and Leora Schriber are listed as living at 900 Bouldin<br>Avenue. He listed his occupation as a captain, City Fire Department |
| 1940    | Olin D. and Ottie Farquhar, owners<br>Olin Book-keeper, Kuntz-Sternenberg Lumber Company   |

Ottie: Proprietor, City View Electric Hatchery, 1209 Burleson Road  
NOTE: House is listed as 1209 Burleson Road, a continuation of East Live Oak Street southeast to the city limit.

- 1937 Olin D. and Ottie Farquhar, owners  
Olin: Book-keeper, Kuntz-Sternenberg Lumber Company  
Ottie: Proprietor, City View Electric Hatchery, 1125 Burleson Road  
NOTE: House is listed as 1125 Burleson Road
- 1935 Olin D. and Ottie Farquhar, owners  
Olin: Book-keeper, Kuntz-Sternenberg Lumber Company  
Ottie: Proprietor, City View Electric Hatchery, 1125 Burleson Road  
NOTE: House is listed as 1125 Burleson Road
- 1932-33 Olin D. and Ottie Farquhar, owners  
Olin: Book-keeper, Kuntz-Sternenberg Lumber Company  
Ottie: Proprietor, City View Electric Hatchery, 1125 Burleson Road  
NOTE: House is listed as 1125 Burleson Road
- 1930-31 Olin D. and Ottie Farquhar, owners  
Olin: Book-keeper, Kuntz-Sternenberg Lumber Company  
Ottie: Proprietor, City View Electric Hatchery, south side of Burleson Road  
NOTE: House is listed as on the south side of Burleson Road, east of Travis Heights
- 1929 Olin D. and Ottie Farquhar, owners  
Olin: Book-keeper, Kuntz-Sternenberg Lumber Company  
Ottie: Proprietor, City View Electric Hatchery, south side of Burleson Road  
NOTE: House is listed as on the south side of Burleson Road, east of Travis Heights
- 1927 Olin D. and Ottie Farquhar, owners  
Olin: Book-keeper, Kuntz-Sternenberg Lumber Company  
NOTE: House is listed as on the south side of Burleson Road, east of Travis Heights
- 1924 Olin D. and Ottie Farquhar, owners  
Book-keeper, Austin Statesman  
NOTE: House is listed as on an RFD route.
- 1922 Address not listed  
Olin and Ottie Farquhar are listed as living at 800 Patterson Avenue. He was a book-keeper at the Statesman